



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES
Wednesday, February 29, 2012

FILE #: 2012-7034
Location: 317 Hiddenlake Dr. (APN: 110-21-046)
Proposed Project: Variance from SMC 19.46.060(a)(5) to allow partial conversion of a garage to living space, resulting in one covered parking space where two is required in an R-0 (Low Density Residential) zoning district.
Environmental Review: Categorically Exempt Class 1
Staff Contact: Diana O'Dell, 408-730-7257, dodell@ci.sunnyvale.ca.us

In attendance: Jay Krusemark, Applicant; Andrew Miner, Zoning Administrator; Diana O'Dell, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Diana O'Dell, Project Planner, presented the item and stated that the garage door is operable. There has been high number of garage conversions in this area, and staff has done a lot of research on the conversions. Ms. O'Dell stated there was a Neighborhood Preservation case for a garage conversion across the street at 314 Hiddenlake, and it stated in their file that the conversion had been removed.

Mr. Miner opened the public hearing.

Jay Krusemark, Applicant, received and reviewed a copy of the staff report. The applicant stated that he has seen other properties with conversions that have added pavement to create another parking space. Mr. Krusemark stated that he understands the reasoning for the two covered parking spaces and that parking will not be an issue on their end. He also stated that some of the properties in the neighborhood house multiple families' which creates parking issues.

Mr. Miner closed the public hearing.

Denied, Mr. Miner was unable to make the findings.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:19 p.m.

Minutes approved by:



Andrew Miner, Principal Planner